



2

Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: JOSH ROGERS, PLANNER II *JR*
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JANUARY 8, 2019

SUBJECT: DR19-169, SUPERSTAR CAR WASH

STRATEGIC INITIATIVE: Prosperous Community

This project would allow for a new car wash development on undeveloped property within the Santan Character Area

REQUEST

DR19-169 SUPERSTAR CAR WASH: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 1.39 acres, generally located on the northeast corner of Val Vista Dr. and Riggs Rd., and zoned Shopping Center.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: Cawley Architects, Inc
Name: Brian Tirko
Address: 730 N. 52nd St.
Phoenix, AZ 85008
Phone: 602-393-5060

OWNER

Company: CAI Investments
Address: 9325 W. Sahara Ave.
Las Vegas, NV 89117
Phone: 702-730-2080

Email: briant@cawleyarchitets.com

Email: chris@caicap.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 21, 2005</i>	Council approved Ordinance No. 1661 rezoning 255 acres from Maricopa County Rural-43 to Town of Gilbert Single Family Residential (SF-6, SF-7, and SF-35), Shopping Center (SC), and Public Facility/Institutional (PF/I).
<i>April 14, 2016</i>	Design Review Board approved DR16-01 CST Corner Store #1642 and Fueling Facility (west of subject site).
<i>March 7, 2018</i>	Planning Commission approved DR17-1163: a new development for HHB (north of subject site).
<i>January 9, 2019</i>	Planning Commission approved DR18-150 Shops Building at Riggs Road (Phase I).

Overview

The subject property is a subset of a larger 16.64-acre commercial site located at the northeast corner of Val Vista Drive and Riggs Road. Directly surrounding the subject site is the recently approved 4.43-acre HHB retail development, an existing Circle K gas station, and the existing American Leadership Academy, with this parcel as the final piece to complete the commercial development. Although the commercial corner does not have an overall master site plan, the development is designed to provide the level interconnectivity and design consistency usually found with a master site plan.

The master site proposal consists of two new buildings to be constructed in two (2) phases on 1.11 acres within the larger commercial corner. Phase I is anticipated to house a dentist office and a sit-down style restaurant and was approved by the Design Review Board in January 2019. Phase II initially submitted a Design Review application for a daycare but was unable to complete the review process. Superstar Car Wash is proposing to take the place of the daycare on the Phase II parcel.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Shopping Center	Shopping Center (SC)	Vacant - Future HHB Retail Development
South	Community Commercial	Maricopa County RU-43	Riggs Road then Commercial Stables
East	Shopping Center	Shopping Center (SC)	American Leadership Academy
West	Shopping Center	Shopping Center (SC)	Circle K
Site	Shopping Center	Shopping Center (SC)	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Maximum Height (ft.)/Stories	35/2	24/1
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (Nonresidential)	15'	40' (east), 88' (west)
Rear (Nonresidential)	15'	69'4"
Minimum Perimeter Landscape Setbacks (ft.)		
Front (Nonresidential)	25'	25'
Side (Nonresidential) internal to master site plan	0'-15'	0' (east), 0' (west)
Rear (Nonresidential) internal to master site plan	0'-15'	8'7"
Landscaping (% of net lot area)	15%	37%

DISCUSSION

Site

Vehicular connectivity – The two ingress/egress access points and east/west drive aisle were approved and built with the gas station to the west. The site will have vehicular access to the future HHB development to the north via a shared drive aisle on the west side of this site. Due to the existing fence, there will not be any connections to the school on the east side.

Pedestrian connectivity – This site features pedestrian connections from Riggs Road as well as from Circle K and the retail shops. The on-site pedestrian paths cleanly connect and transition to established pedestrian connections on the surrounding developments.

Parking – Overall parking exceeds Town parking requirements.

	Required	Provided
Phase I:	26 spaces	40 spaces
Phase II:	3 spaces	34 spaces
Total:	29 spaces	74 spaces

Landscape

The landscape palette for Phase I is generally consistent with the surrounding uses by including Desert Willows, Red Push Pistache, Hybrid Mesquites, Pink Oleander, Red Yucca, and other desert landscaping. Superstar Car Wash has proposed a slightly different landscape palette consisting of Chinese Elms, Thornless Mesquite, Virginia Live Oaks, Yellow Bells, other various shrubbery. Staff has requested the applicant's chosen landscape palette become more consistent with the plant palette approved in Phase I, especially along the right-of-way.

Landscape coverage for Phase II amounts to nearly 37% of the lot. Landscaping along the Riggs Road right-of-way shall be installed with Phase I or whichever phase is built first.

Grading and Drainage

The proposed grading and drainage plan is a combination of underground and above ground storage primarily along the right-of-way landscape area.

Elevations, Floor Plan, Colors and Materials

The exterior elevations will be composed of concrete masonry units of alternating colors with overlapping horizontal planes and varying parapet heights. Corrugated metal planes provide additional color and texture. The car wash windows are articulated with flat metal awnings to provide additional interest and details. The building is articulated both in plane and at the parapet to form rectangular wall planes of varied colors.

The main portion of the building will have a flat roof, while the wash bay will be covered with a shade material spanning between the wash bay walls. The vacuum bays and pay stations will be covered with pre-engineered steel canopy frames with a fabric sun shade.

The applicant responded favorably to staff's Pre-App comments and tried to incorporate the colors and materials approved in Phase I (DR18-150) in the design.

The applicant has requested construction document at-risk. Staff would only support cd at-risk if the applicant is able to address all 1st/2nd review comments prior to cd submittal.

PUBLIC NOTIFICATION AND INPUT

The proposed project will not require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

If after Study Session, the project has addressed all review comments and those brought forth by the Planning Commission, the project may qualify for an administrative approval.

Per LDC Section 5.602.B.m., projects that do not require public notice yet require approval by the Planning Commission/ Design Review Board may be approved administratively after the project is discussed by the Planning Commission/ Design Review Board at a Study Session and final exhibits meet review comments for code requirements.

REQUESTED INPUT

1. General comments regarding architecture, site plan, landscape plan, and color palette.

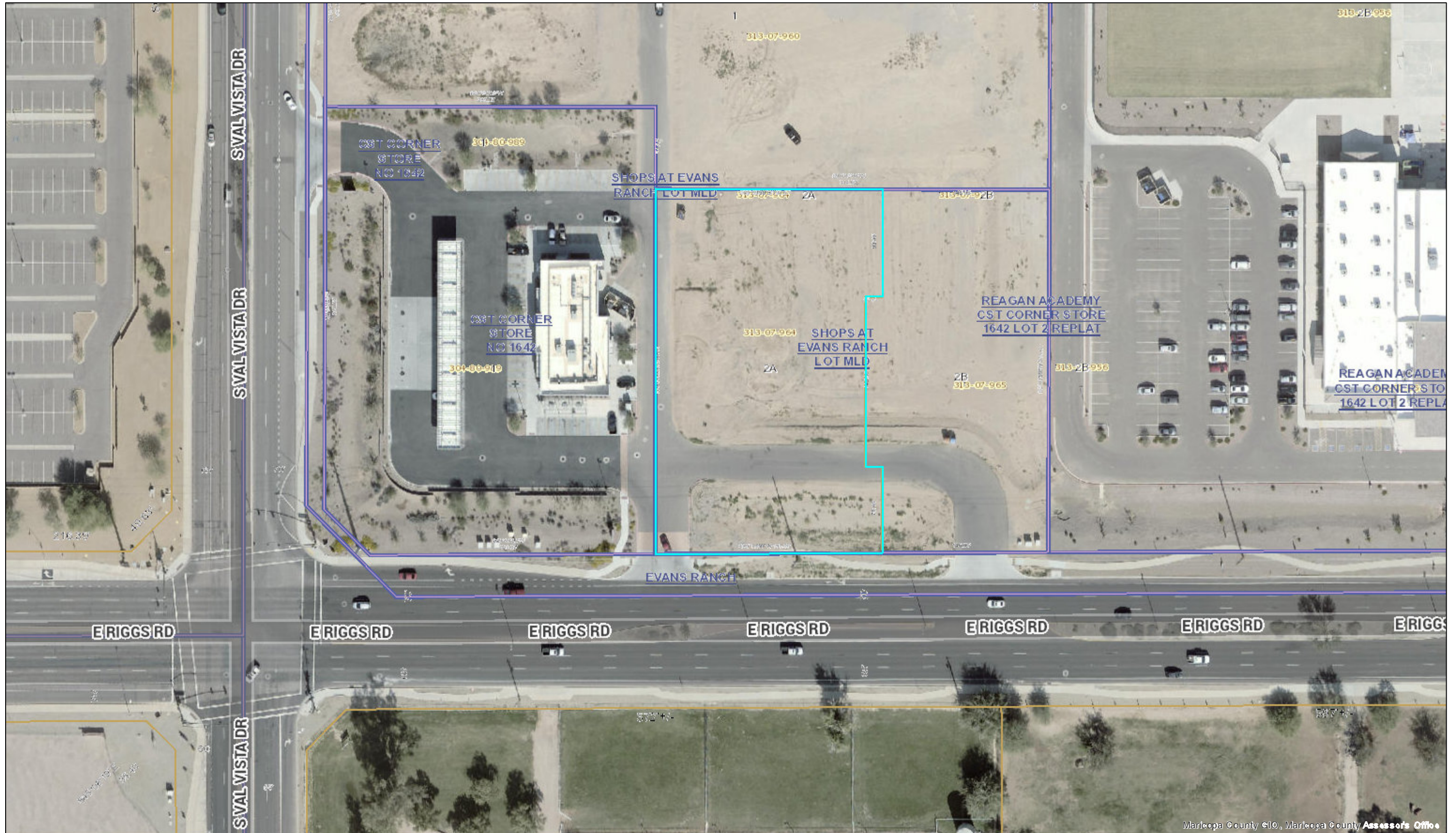
Respectfully submitted,

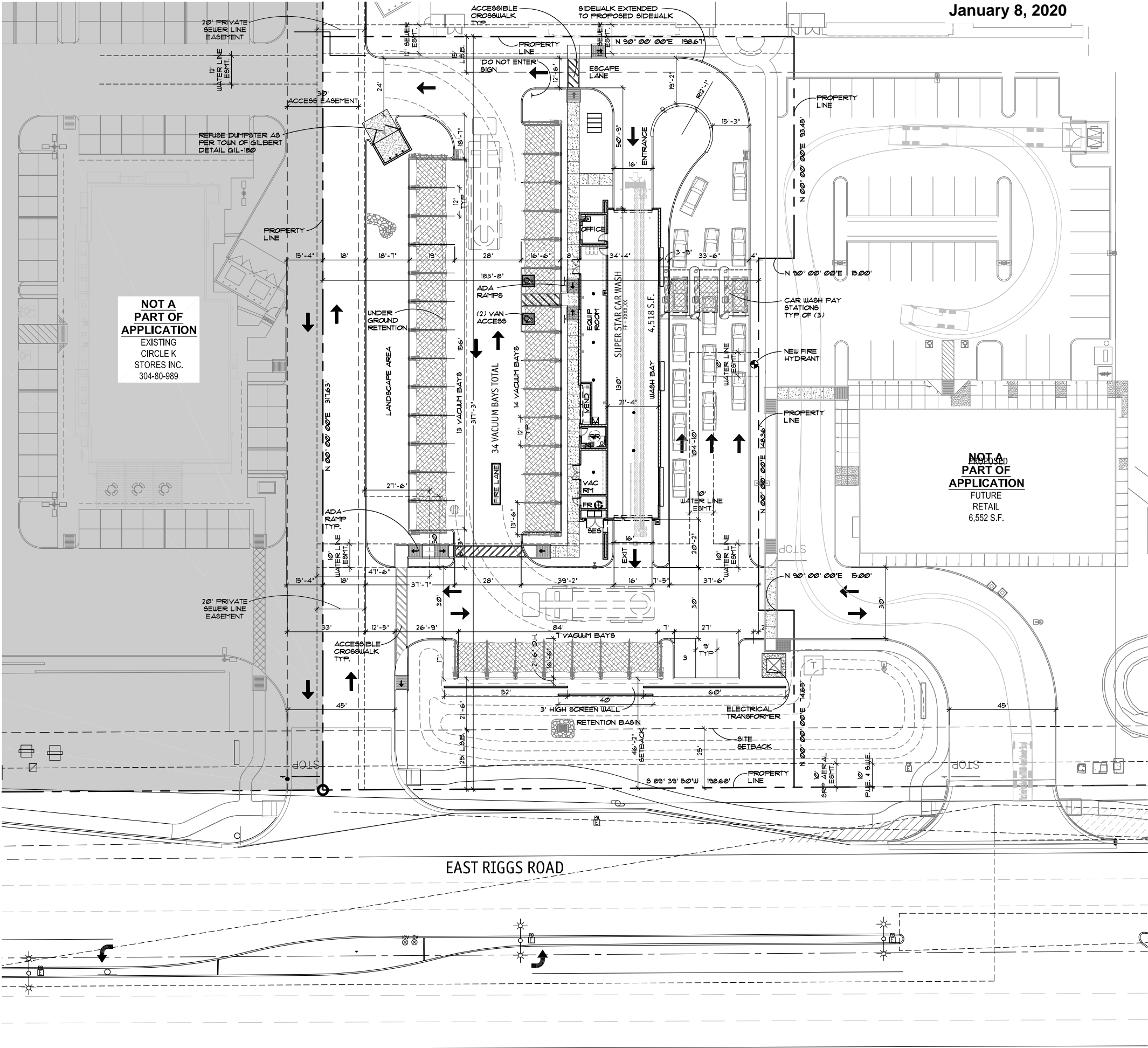
Joshua Rogers

Josh Rogers
Planner II

Attachments and Enclosures:

- 1) Aerial Photo
- 2) Site Plan
- 3) Landscape
- 4) Grading and Drainage
- 5) Colors and Materials
- 6) Elevations
- 7) Floor Plans
- 8) Lighting





SITE DATA

PROJECT:	SUPERSTAR CARWASH
ADDRESS:	N.E.C. OF EAST RIGGS ROAD AND SOUTH VAL VISTA DRIVE GILBERT, ARIZONA 85249
DEVELOPER:	SUPERSTAR CAR WASH 1830 N. 95TH AVENUE SUITE -106 PHOENIX, ARIZONA 85037 PHONE: 602.421.6717 CONTACT: REZA AMIRREZVANI
SCOPE:	A NEW 4,518 S.F. SUPERSTAR EXPRESS CAR WASH PROVIDING PROFESSIONAL AND AUTOMATED SERVICES
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL #:	313-07-964
ZONING:	SC
SITE AREA:	+/- 60,763 S.F. (+/- 1.39 ACRES)
BUILDING AREA:	4,518 S.F. GROSS
STORIES:	SINGLE STORY
LOT COVERAGE:	7.4 %
LANDSCAPE AREA:	4,518 S.F.
LANDSCAPE COVERAGE:	XX.X %
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
ALLOWABLE AREA:	36,000 S.F. (SINGLE STORY)
CLEAR HEIGHT:	-
STRUCTURAL DEPTH:	-
SLOPE DEPTH:	1/4" PER 1'-0" MIN.
SCREENING HEIGHT:	50" MAX.
BUILDING HEIGHT:	25'-4"
CANOPY HEIGHT:	9'-6"

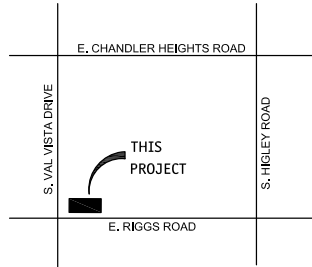
PARKING CALCULATIONS

AREA CALC.	TOTALS
OFFICE / VENDING / RESTROOM	XXX S.F.
EQUIPMENT AREA	XXX S.F.
WASH BAY	X,XXX S.F.
VACUUM	XXX S.F.
TOTAL:	X,XXX S.F.
REQUIRED PARKING CALCULATIONS	
OCCUPANCY	S.F. FACTOR TOTAL
B-CAR WASH	X,XXX S.F. 1 SPACE / 250 SQ. FT. XX
TOTAL REQUIRED	XX
PARKING PROVIDED	
TOTAL REGULAR SPACES	32
TOTAL ACCESSIBLE SPACES	2
TOTAL COVERED SPACES (INCLUDING ACCESSIBLE SPACE)	34
TOTAL SPACES ON SITE	34
BICYCLE PARKING CALCULATIONS	
RATIO	REQUIRED PROVIDED
	0 0

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ACCESSIBLE ROUTE / PATH OF TRAVEL

VICINITY MAP N.T.S.



ARCHITECTURAL SITE PLAN



SUPERSTAR CAR WASH

1660 E. RIGGS RD
GILBERT, AZ
85298

DATE

PRELIMINARY SITE PLAN
07-26-2019

PRE-APP SUBMITTAL
08-02-2019

PRE-APP COMMENTS
08-23-2019

DR SUBMITTAL
10-11-2019

NOTICE OF ALTERNATE BILLING CYCLE:

This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written declaration of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide the written declaration upon request.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc., which may affect the design and usability of the site. All design shown here is strictly conceptual.



TOWN OF GILBERT
LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT AS-BUILTS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HERIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY. AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.) CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

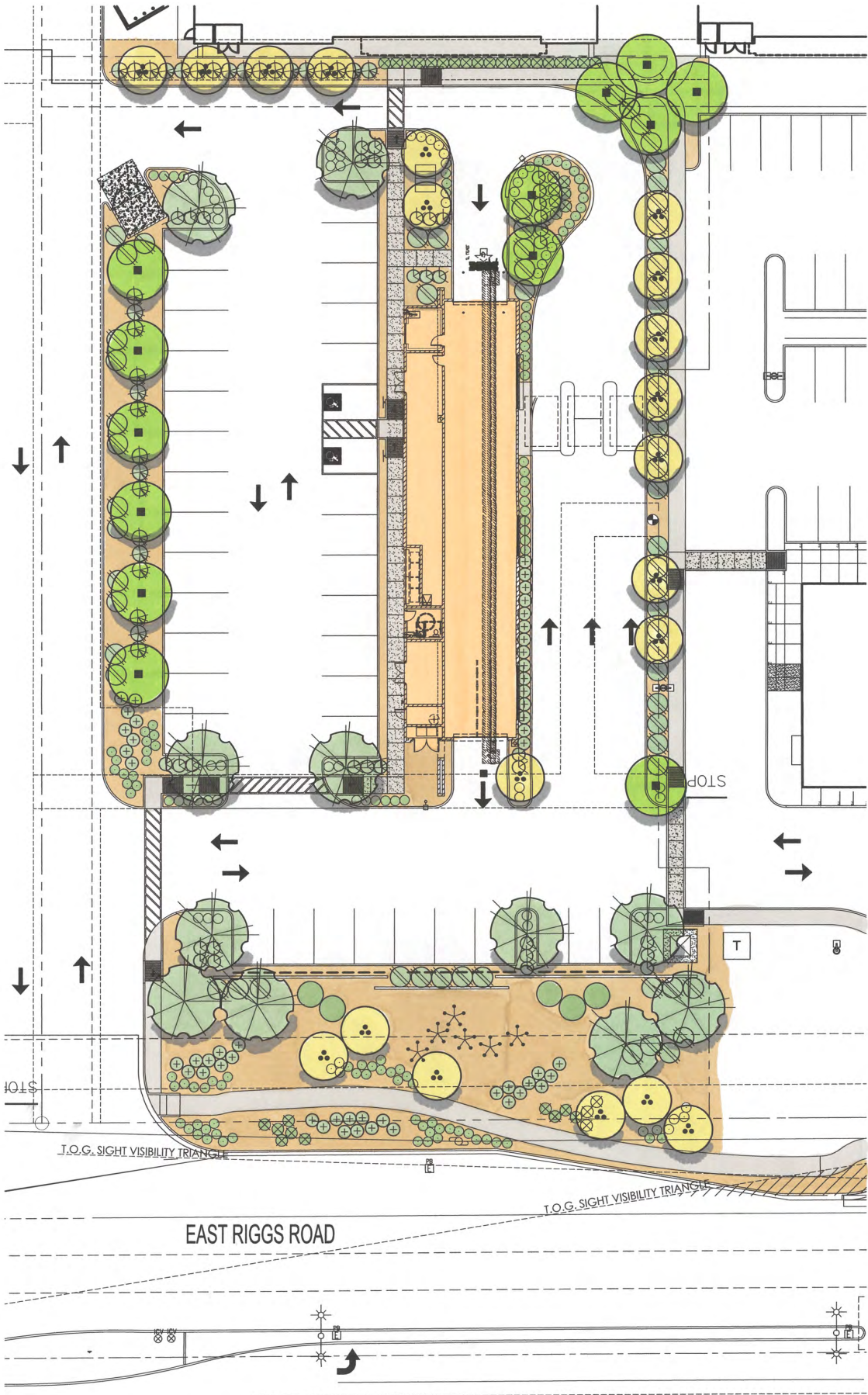
ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

REMAIN IN PLACE LANDSCAPE:

ALL EXISTING LANDSCAPE AREAS NOTED TO "PROTECT EXISTING LANDSCAPE" SHALL BE PROTECTED. ANY DAMAGE WILL REQUIRE REPLACEMENT WITH LIKE SIZE AND LIKE TYPE.

SCREEN WALLS:

SEE ARCHITECTURAL DRAWINGS FOR SCREEN WALL DETAILS



LANDSCAPE LEGEND

- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX
- PROSOPIS HYBRID
PHOENIX THORNLESS MESQUITE
24" BOX
- QUERCUS VIRGINIANA
LIVE OAK
24" OAK
- CAESALPINIA 'SMOOTHIE'
SMOOTHIE CASCALOTE
15 GALLON
- TECOMA STANS
YELLOW BELLS
1 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
1 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
1 GALLON
- RUELLIA BRITONIANA
RUELLIA
5GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
- HESPERALOE PERPA 'BREAK LIGHT'
BREAK LIGHT RED YUCCA
5 GALLON
- LANTANA 'DALLAS RED'
RED LANTANA
1 GALLON
- CAESALPINIA PULCHERIMMA
DESERT BIRD OF PARADISE
1 GALLON

1/2" SCREENED EXPRESS 'PAINTED DESERT'
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

OFF-SITE LANDSCAPE: 1,082 SQ.FT.
ON-SITE LANDSCAPE: 22,327 SQ.FT.
TOTAL LANDSCAPE: 23,409 SQ.FT.
SITE AREA: 60,409 SQ.FT.
PERCENT LANDSCAPE: 37%

DR19-169 Superstar Car Wash
Attachment 4: Grading and Drainage
January 8, 2020

CHANDLER HEIGHTS RD

28

CLOUD DRIVE

VAL VISTA DRIVE

Site

RIGGINS ROAD

ARROWHEAD WAY
PROPOSED TRIP/CSH

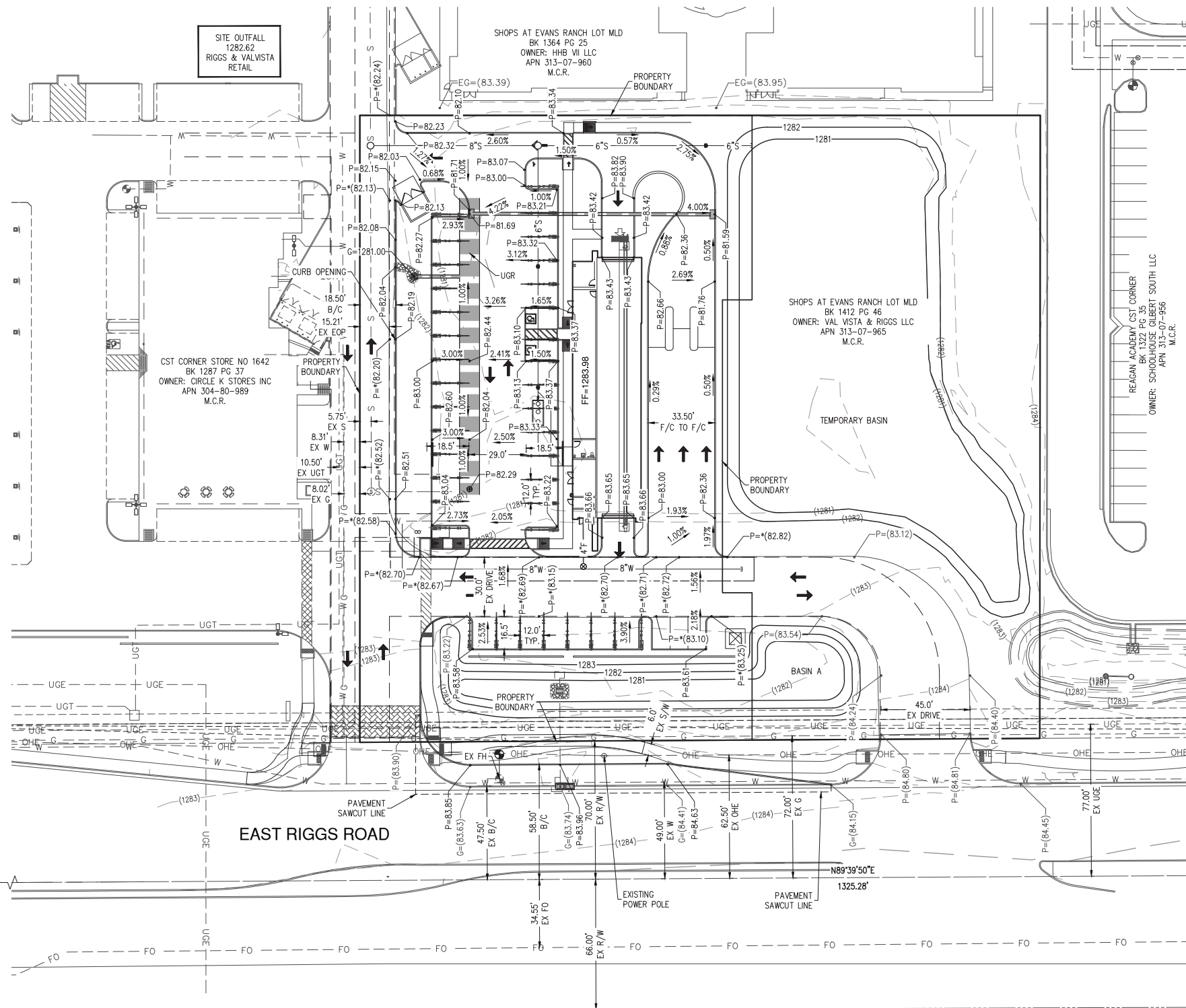
32

34

VICINITY MAP

(SEC 28, T1S, R6E)
N.T.S.

	PHASE LINE
	CENTER LINE
	EASEMENT
	RIGHT-OF-WAY
	SURVEY MARKER
	WATER LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER BOX
	SEWER LINE
	SEWER MANHOLE
	UNDERGROUND RETENTION
	STORM DRAIN PIPE
	VERTICAL CURB & GUTTER
	EXISTING CONTOUR ELEVATION
	PROPOSED CONTOUR ELEVATION
R/W	RIGHT-OF-WAY
P/UF	PUBLIC UTILITIES & FACILITIES EASEMENT
CL	CENTER LINE
B/C	BACK OF CURB
TC	TOP OF CURB
G	GUTTER
EOP	EDGE OF PAVEMENT
INV	INVERT ELEVATION
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FP	FINISHED PAD ELEVATION
OHE	OVER HEAD ELECTRIC
EG	EXISTING GROUND ELEVATION
UGE	UNDERGROUND ELECTRIC
TELE	TELECOMMUNICATIONS LINE



ENGINEER
BOWMAN CONSULTING
1295 WEST WASHINGTON STREET
SUITE 108
TEMPE, ARIZONA 85281
PH: 480.629.8830
CONTACT: DAVID MALDONADO-CAMOU

DEVELOPER
SSCW COMPANIES
14425 WEST MCDOWELL ROAD
SUITE F-108
GOODYEAR, ARIZONA 85395
PHONE: 602.421.6717
CONTACT: REZA AMIRREZVANI

ARCHITECT
CAWLEY ARCHITECTS
730 NORTH 52ND STREET SUITE
203
PHOENIX, ARIZONA 85008
PHONE: 602.393.5060
CONTACT: BRIAN TIRKO

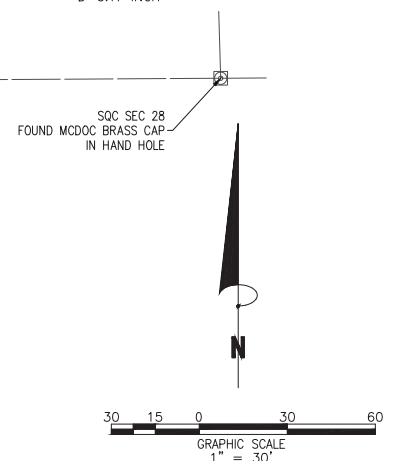
LANDSCAPE ARCHITECT
T.J. MCQUEEN AND ASSOCIATES INC.
8433 EAST CHOLLA STREET
SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: 602.265.0320
CONTACT: TIM MCQUEEN

BENCHMARK
SOUTH WEST CORNER OF SECTION 28, MCDOT
BRASS CAP ELEVATION: 1281.73

RETENTION BASIN ID	AREA (Ac)	RUNOFF COEF ("C")	Vr (Ac-ft)	Vp (Ac-ft)
UGR	1.20	0.84	0.27	0.27
BASIN A	0.69	0.83	0.15	0.24
TEMP BASIN	0.97	0.70	0.18	0.52

$$VREQ = C \cdot (D/12) \cdot A$$

$$D = 3.17 \text{ INCH}$$



Bowman CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281

Phone: (480) 629-9830

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

PRELIMINARY GRADING AND DRAINAGE PLANS

SUPER STAR CAR WASH

1660 E AST RIGGS ROAD

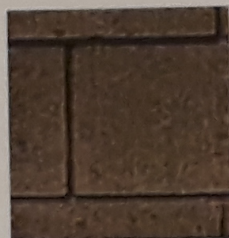
GILBERT, ARIZONA

MARICOPA CO

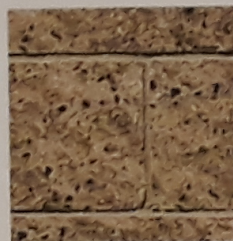
[illegible]

[illegible]

-
- REAGAN ACADEMY CST CORNER
BK 1322 PG 35
M.C.R.
- 45.0' DRIVE
- UGE G OHE W
- 77.00' EX UGE
- SQC SEC 28 FOUND MCDON BRASS CAP IN HAND HOLE
- 20 10 0 20 40
GRAPHIC SCALE
1" = 20'
- N



① **Material:** Integral Block
Type: Regular Struck
Manufacturer: Superlite
Color: 'Mojave Brown'



② **Material:** Integral Block
Type: Split Face
Manufacturer: Superlite
Color: 'Bone'



③ **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Precious Pearls'
Color Number: DEW386



④ **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Cobblestone Path'
Color Number: DE6068



⑤ **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Sunflower'
Color Number: DE5391



⑥ **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Hot Jazz'
Color Number: DEA107



CF **Material:** Canopy Fabric
Manuf: Gale Pacific
Type: Commercial 95
Color: 'Cherry Red'



⑤ MC

③ RG

①

⑥ MP

④ RG

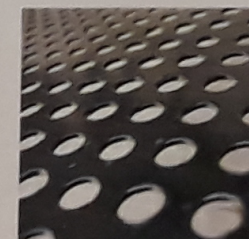
⑥ WS

CF

GL

FI

②



FM **Material:** Metal Screen
Manuf: McNichols
Color: 'Stainless Steel'
Pattern: Perforated $\frac{3}{4}$ " Hole
1" Stagger (N.T.S.)



FI **Material:** Pre-Finished Storefront
Manufacturer: Arcadia
Color: 'Clear Anodized'
Color Number: AC-2

SUPERSTAR CAR WASH

N.E.C.OF EAST RIGGS ROAD AND SOUTH
VAL VISTA DRIVE, GILBERT, AZ

OCTOBER, 14, 2019

The Artist Rendering & Material Specifications are for conceptual design only and should not be referred to as a construction document - See A7 Building Elevation Sheets for actual specifications

ADDITIONAL MATERIALS

GL **Material:** Insulated Glazing
Manufacturer: PPG
Color: 'Gray Reflective'
Refer to A7 Building Elevation
Sheets for Glass specification
and 12" x 12" sample

RG Standard 8x16 CMU

MC Metal Cap

MP Painted Metal Panel
Manuf.: ATAS
Type: Box Rib

WS Painted metal Window
Surround

CAWLEY
ARCHITECTS

- GENERAL NOTES
- SEE STRUCTURAL FOR LINTEL INFORMATION.
 - SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
 - SEE STRUCTURAL FOR CONTROL JOINTS.

- MATERIAL SAMPLE APPROVAL
- PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
 - ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
RG1	SMOOTH FACE REGULAR STRUCK RUNNING BOND 8x8x16 CMU INTEGRAL- 'MOHAVE BROWN'
RG2	SPLIT FACED REGULAR STRUCK RUNNING BOND 8x8x16 CMU INTEGRAL- 'BONE'
RG3	SMOOTH FACE REGULAR STRUCK RUNNING BOND 8x8x16 CMU PAINTED
RG4	SMOOTH FACE REGULAR STRUCK RUNNING BOND 12x8x16 CMU PAINTED
US	WINDOW SURROUND
PC	PARAPET CAP
MP	BOX RIB METAL PANEL
HM	HOLLOW MTL. DOORS/FRAMES PAINTED TO MATCH THE SURROUNDING BLOCK
MF	METAL FRAME AT S.E.S.
PM	METAL SCREEN MANUF: MICHOLLS COLOR: 'STAINLESS STEEL' PATTERN: PERFORATED 3" HOLE, 1" STAGGER
CT	CANOPY TUBE- ARCHES
CF	CANOPY FABRIC
SU	SCREEN WALL / TRASH ENCLOSURE

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	SE1 CLEAR ANODIZED ALUMINUM
GLAZING	GL1 1/4" GRAY

INSULATED GLAZING SYSTEM SPECIFICATION
OLDCASTLE - 1" INSULATED GLAZING SYSTEM
U-FACTOR: 0.29
SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.18
OUTBOARD: 1/4" PPG SOLARCOOL BLUE (9RF 12)
AIRSPACE: 1/2" (AIR FILL)
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (9RF 13)

- 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
- SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

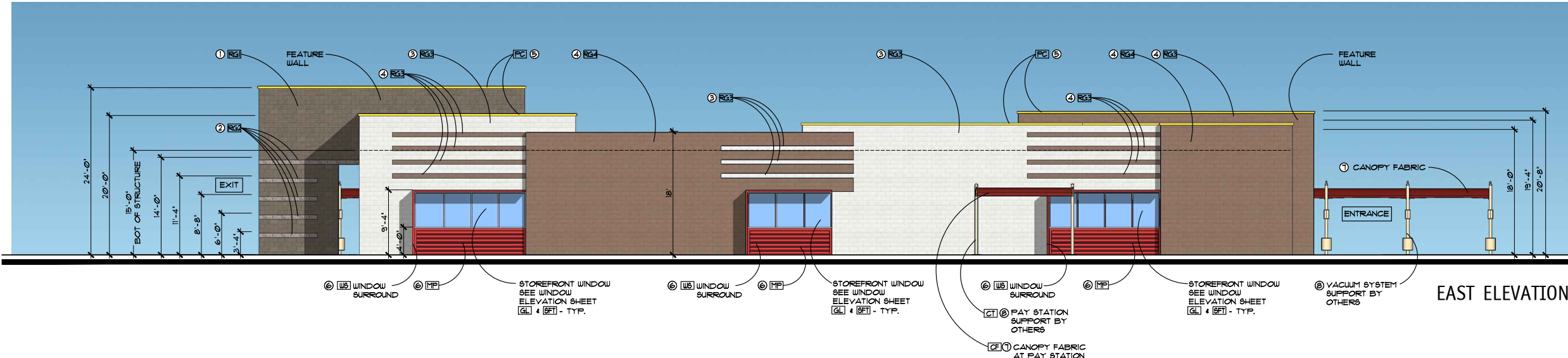
COLOR KEY

KEY	MANUF. - INTEGRALLY COLORED BLOCK
1	'MOHAVE BROWN'
2	'BONE'
	MANUF. - DUNN EDWARDS COLOR NAME
3	'PRECIOUS PEARLS' DEW386
4	'COBBLESTONE PATH' DE6068
5	'SUNFLOWER' DE5391
6	'HOT JAZZ' DE4101
7	'CHERRY RED'
8	'BEIGE'

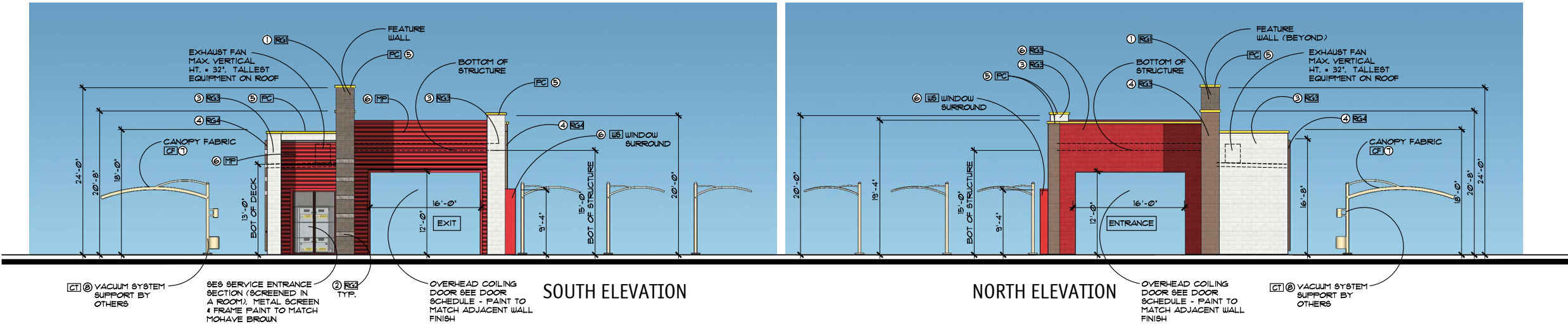
MATERIAL	KEY
BOLLARDS	1
S.E.S.	2
TRANSFORMER	3
CF	CANOPY-FABRIC
CT	VACUUM - F06 CANOPY ARCHES
	COMMERCIAL 95 'CHERRY RED'
	POWDER PAINT COLOR 'BEIGE' PROVIDED BY VENDOR

- SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
- G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
- G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

EXTERIOR ELEVATIONS
1/8" = 1'-0"
0 4 8 16

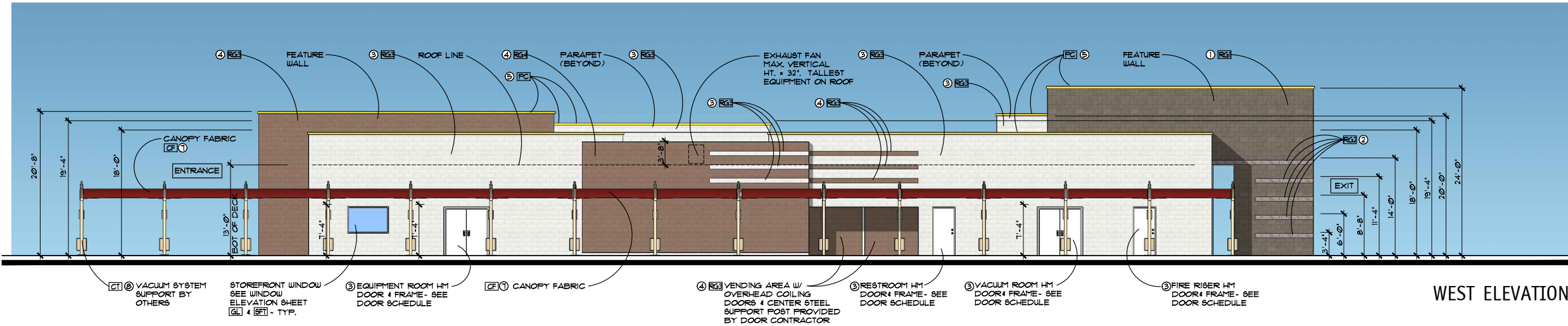


EAST ELEVATION



SOUTH ELEVATION

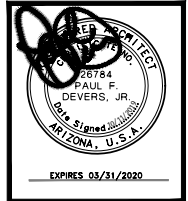
NORTH ELEVATION



WEST ELEVATION

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



SUPERSTAR
CAR WASH

1660 E. RIGGS RD
GILBERT, AZ
85298

DATE
PRELIMINARY SITE PLAN
07-26-2019
PRE-APP SUBMITTAL
08-02-2019
PRE-APP COMMENTS
08-23-2019
DR SUBMITTAL
10-11-2019

NOTICE OF ALTERNATE BILLING CYCLE:
The contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

- GENERAL NOTES
- DIMENSIONS AS NOTED IN THE DRAWINGS ARE TO THE CENTERLINE OF INTERIOR PARTITION WALLS AND TO THE INTERIOR FACE OF EXTERIOR MASONRY, UNO.
 - REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL EQUIPMENT LOCATIONS, DIMENSIONS, AND OTHER REQUIREMENTS.
 - WHERE FLOORING MATERIALS CHANGE, THE CHANGE IS TO OCCUR AT THE CENTERLINE OF THE DOOR. FLOAT FLOOR AS REQUIRED PRIOR TO INSTALLATION OF FLOOR COVERING.
 - MAINTAIN A MINIMUM OF 48" CLEAR UNOBSTRUCTED EMERGENCY EXIT AISLE TO DESIGNATED EXITS.
 - PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS. THRESHOLD SHALL BE LESS THAN 1/2" HIGH & BEVELED 1:2.
 - ALL FURRING WALLS AND CEILING CAVITY IN TOILET ROOM ARE TO HAVE R-11 BATT INSULATION/SOUND BATT, UNO.
 - SEE 9814 NON-STRUCTURAL/NON-BEARING INTERIOR STEEL STUDS & TRACKS DETAIL FOR LIMITING HEIGHTS, GAUGE, SPACING, SEE SHEET A2.0
 - VAPOR BARRIER PER G.S.N. AT RESTROOM, EQUIPMENT ROOM, AND OFFICE.
 - VACUUM SYSTEM BY OTHERS UNDER SEPARATE PERMIT AS REQUIRED.

- DRAWING LEGEND
- CMU WALL SEE ELEVATIONS
 - INTERIOR DEMISING WALL
 - INTERIOR PARTITION
 - DOOR NUMBER
 - DOOR NUMBER
 - SHEET KEYNOTE
 - WINDOW TYPE
 - PARTITION TYPE KEY, SEE SHEET A2.0
 - VERIFY OWNER REQUIREMENTS FOR CASEWORK & EQUIPMENT
 - 3A 40BC FIRE EXTINGUISHER MOUNTED ON BRACKET @ 48" AFF
 - DETAIL NUMBER
 - DETAIL KEY
 - SHEET NUMBER
 - SECTION NUMBER
 - WALL SECTION
 - SECTION NUMBER
 - BUILDING SECTION
 - GRID BUBBLE



SUPERSTAR
CAR WASH

1660 E. RIGGS RD
GILBERT, AZ
85298

DATE
PRELIMINARY SITE PLAN
07-26-2019
PRE-APP SUBMITTAL
08-02-2019
PRE-APP COMMENTS
08-23-2019
DR SUBMITTAL
10-11-2019

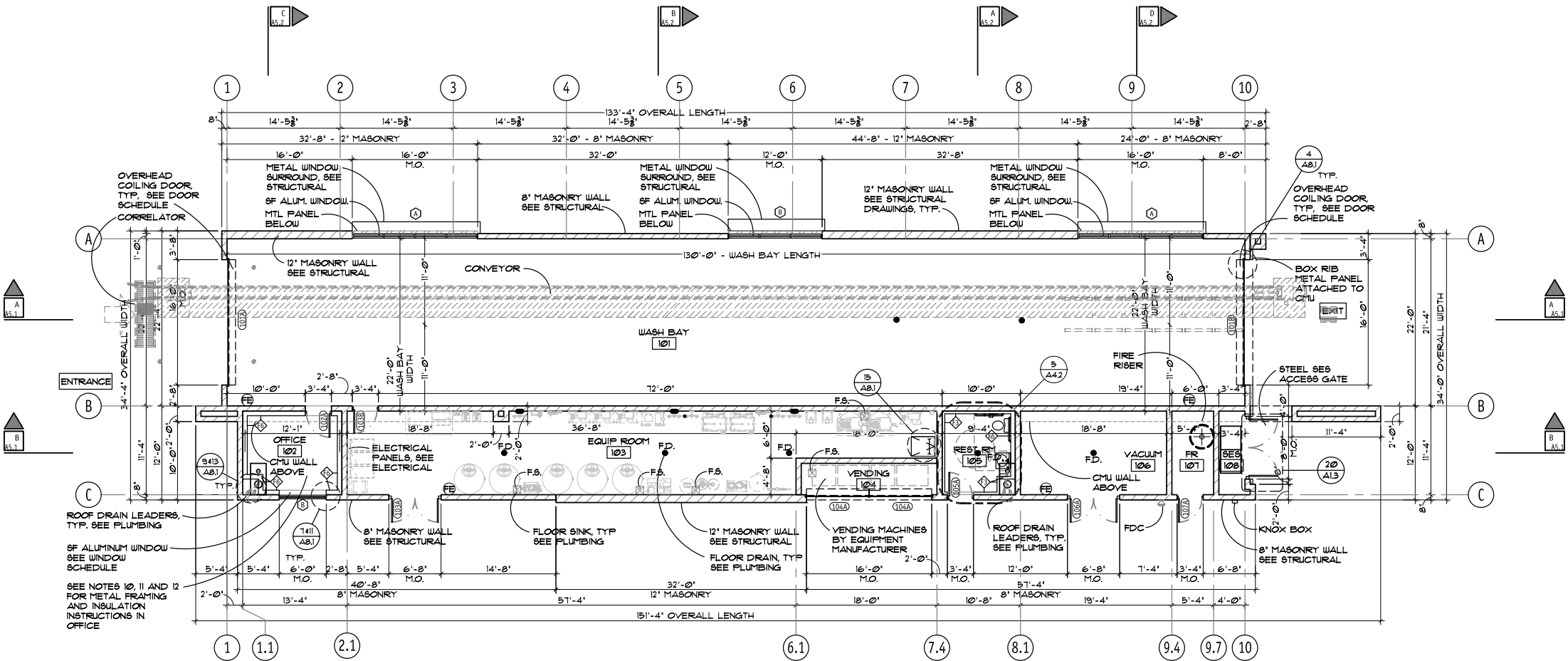
NOTICE OF ALTERNATE BILLING
CYCLE:
This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written declaration of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide the written declaration upon request.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc., which may affect the design and usability of the site. All design shown here is strictly conceptual.

Project: 19115P

A2.1



NOTE:
AT CAR WASH TUNNEL - ALL
STEEL COLUMNS, BEAMS, ETC.
SHALL BE PAINTED BEFORE
WRAPPING OR ENCLOSING WITH
EXTERIOR FINISH MATERIAL
(TYP)

BUILDING AREA
5305 SF.

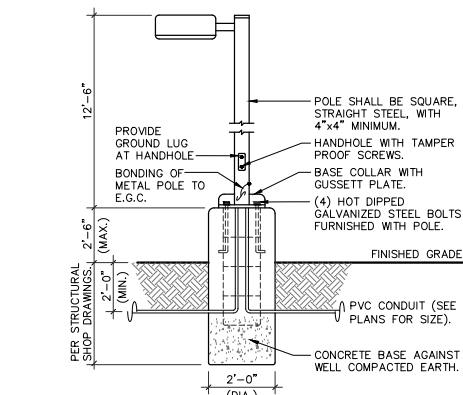
TUNNEL INSIDE DIMS
L=150'-0", W=22'-0"



GENERAL NOTES - SITE

1. REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND COMPLETE CONTRACTUAL OBLIGATIONS.
2. ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE COMPANY REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, TRENCH LOCATION, ETC.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TELEPHONE TRENCHING, BACKFILL, AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY TELEPHONE COMPANY AND TO THEIR SPECIFICATIONS.
4. ALL WIRING FOR OUTSIDE LIGHTING SHALL BE A MINIMUM OF #10 COPPER WITH TYPE THHN INSULATION. RUN UNDERGROUND CIRCUITS IN P.V.C. AND PROVIDE A #10 COPPER BOND IN ADDITION TO CIRCUIT CONDUCTORS. UNDERGROUND WIRING SHALL COMPLY WITH APPLICABLE CODES OF THE NEC.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY SECONDARY CONDUCTORS, POWER TRENCHING, BACKFILL AND CONCRETE PADS FOR TRANSFORMERS AND SERVICE EQUIPMENT. ADDITIONALLY PROVIDE CONDUIT STUBS INTO TRENCH PER POWER COMPANY SPECIFICATIONS AND REQUIREMENTS.
6. ALL WIRING SHALL BE COPPER. WIRING #4 AWG AND LARGER SHALL BE XHHW TYPE INSULATION.

POLE MOUNTED FIXTURE DETAIL



FIXTURE TYPE 'SA'

THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEERS SEALED CONSTRUCTION DOCUMENT.

NOTE: ELECTRICAL CONTRACTOR SHALL BOND METAL POLE PER NEC 410.30(B)(5) AS SHOWN IN DETAIL.

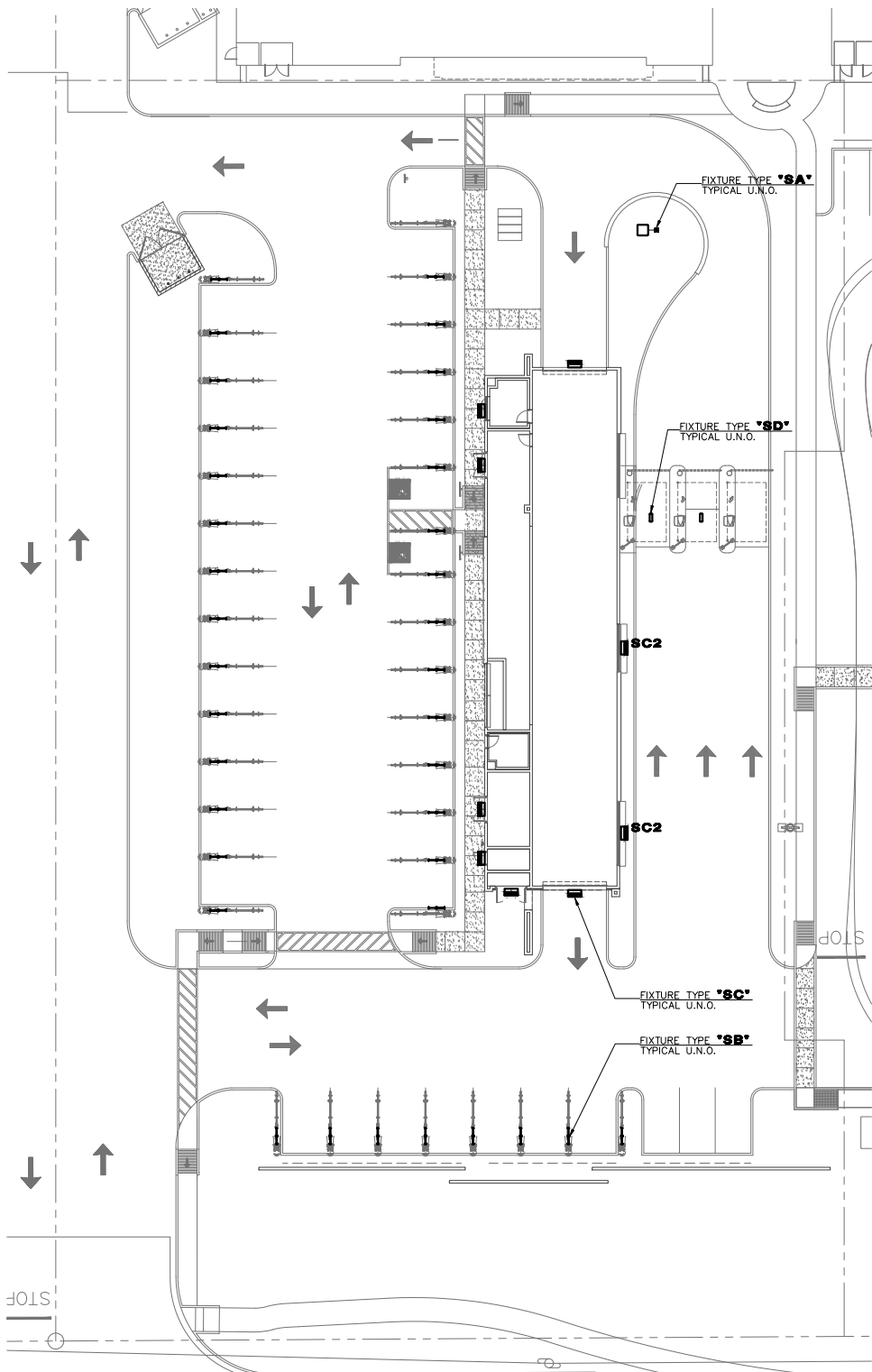
LUMINAIRE SCHEDULE

1. PROVIDE 90 MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.
2. MODULAR WIRING SYSTEM FOR LIGHT FIXTURES IS AN ACCEPTABLE ALTERNATE.
3. BASE BID FOR LUMINAIRES SHALL BE BASED ON MANUFACTURERS LISTED IN CONTRACT DOCUMENTS. UPON AWARD OF PROJECT, ALTERNATES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED WITH WRITTEN OWNER APPROVAL & AN ITEMIZED DEDUCT TO BASE BID.
4. ALTERNATE FIXTURE SELECTIONS MAY REQUIRE ADDITIONAL TIME FOR SUBMITTAL REVIEW & POSSIBLE ENGINEERING DESIGN CHANGES, TO BE BILLED TO THE CONTRACTOR.
5. PROVIDE MINIMUM 10 MINUTE TIME DELAY ON EMERGENCY FIXTURES WHEN HID AREA LIGHTING IS USED.

MARK	MANUFACTURER MODEL NUMBER	VOLTS	LAMPS CRI/CCT INPUT WATTS	REMARKS/MOUNTING
SA	LITHONIA DSX0-LED-P2-40K- T5W-MVOLT-SPA	MVOLT	LED - 49W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL THIS SHEET.
SB	NORDEON VK-4-LNV-4000K- 4FT-PC-DP-DIM	MVOLT	LED - 37W	4' STRIPLIGHT AT VACUUM CANOPY.
SC	LITHONIA WST-LED-P1-40K -VW-MVOLT-E7WC	MVOLT	LED - 12W	WALL MOUNTED LED AREA LIGHT. PROVIDE WITH 90 MINUTE BATTERY BACKUP WHERE NOTED 'EM'.
SC2	LITHONIA WST-LED-P1-40K -VF-MVOLT	MVOLT	LED - 12W	WALL MOUNTED LED AREA LIGHT.
SD	LITHONIA DMW2-L24-2000LM- AFL-M0-MVOLT-GZ10- 40K-80CRI	MVOLT	LED - 19W	2' UNDER CANOPY FIXTURE.

NOTE:

PRE-CURFEW DESIGN HOURS SHALL BE DEFINED FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING AND POST-CURFEW DESIGN HOURS SHALL BE DEFINED AS NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING. ALL EXTERIOR LIGHTS SHALL BE DIMMED BY 60% DURING POST-CURFEW TO COMPLY WITH IECC 2018 C405.2.6. EXTERIOR LIGHTING CONTROLS.



ELECTRICAL SITE LIGHTING PLAN

SCALE : 1" = 20'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
140 WEST HAWKINS ROAD
MESA, ARIZONA 85203
PH: 480.613.9000 FAX: 480.613.9001
EMAIL: info@hwdnsg.com

Project Contact/Designer: **JOSH SANDERS**
Project # 18428

All concepts, designs and data indicated on these drawings are the sole property of the Hawkins Design Group Inc., and shall not be used for any other purpose other than originally intended without written permission of the engineer.

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



**SUPERSTAR
CAR WASH**

N.E.C. OF E. RIGGS
ROAD AND S. VAL
VISTA DRIVE
GILBERT, AZ
85249

DATE

PRELIMINARY SITE PLAN
07-26-2019

PRE-APP SUBMITTAL
08-02-2019

PRE-APP COMMENTS
08-23-2019

DR SUBMITTAL
10-11-2019

NOTICE OF ALTERNATE BILLING CYCLE:






This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.

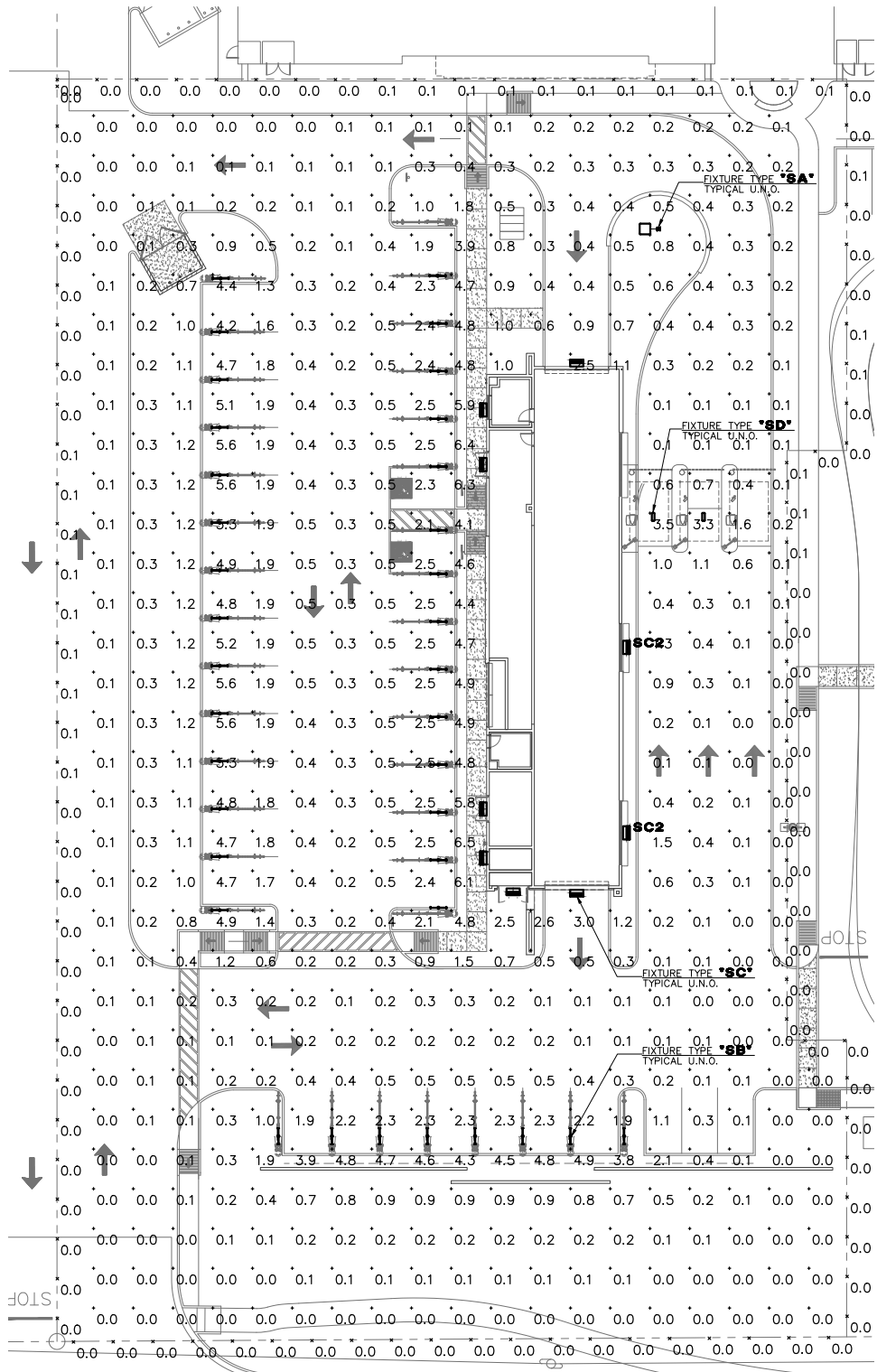
The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

Project: 191715P

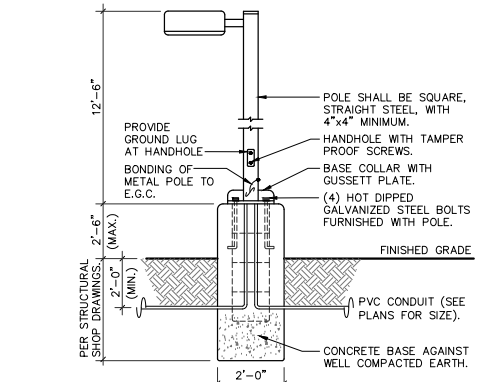
DR1.0

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumens Per Lamp	Light Loss Factor	Watts
	SA	1	Lithonia Lighting	DSX0 LED P2 40K T5W MVOLT/ SSS 12.5' POLE ON 2.5' BASE	DSX0 LED P2 40K T5W MVOLT	DSX0_LED_P2_40K_T5W_MVOLT.ies	6196	0.32	49
	SB	37	NORDEON	VK-4000LM-4000K-4FT-DF	VK-4000LM-4000K-4FT-DF	VK-4000LM-4000K04FT-DF.IES	3843	0.32	36.35
	SC	7	Lithonia Lighting	WST LED P1 40K VW MVOLT (FINISH)	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	WST_LED_P1_40K_VW_MVOLT.ies	1659	0.32	12
	SC2	2	Lithonia Lighting	WST LED P1 40K VF MVOLT(FINISH)	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	WST_LED_P1_40K_VF_MVOLT.ies	1639	0.32	12
	SD	2	Lithonia Lighting	DMW2 2000LM MD AFL MVOLT 40K 80CRI	DMW2 L24 2000LM MD AFL MVOLT G21 40K 80CRI (GLEDS)	DMW2_2000LM_MD_AFL_MVOLT_40K_80CRI.ies	2536	0.32	18.78

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PL FC @ 5'		0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SITE FC AFG		0.9 fc	6.5 fc	0.0 fc	N/A	N/A



POLE MOUNTED FIXTURE DETAIL

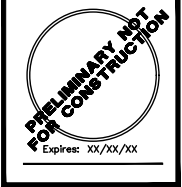


FIXTURE TYPE 'SA'

THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEERS SEALED CONSTRUCTION DOCUMENT.

NOTE: ELECTRICAL CONTRACTOR SHALL BOND METAL POLE PER NEC 410.30(B)(5) AS SHOWN IN DETAIL.

NOTE:
PRE-CURFEW DESIGN HOURS SHALL BE DEFINED FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING AND POST-CURFEW DESIGN HOURS SHALL BE DEFINED AS NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING. ALL EXTERIOR LIGHTS SHALL BE DIMMED BY 60% DURING POST-CURFEW TO COMPLY WITH IECC 2018 C405.2.6. EXTERIOR LIGHTING CONTROLS.



SUPERSTAR CAR WASH

N.E.C. OF E. RIGGS
ROAD AND S. VAL
VISTA DRIVE
GILBERT, AZ
85249

DATE
PRELIMINARY SITE PLAN 07-26-2019
PRE-APP SUBMITTAL 08-02-2019
PRE-APP COMMENTS 08-23-2019
DR SUBMITTAL 10-11-2019

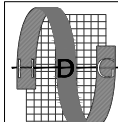
NOTICE OF ALTERNATE BILLING CYCLE:

This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

**PRELIMINARY
NOT FOR CONSTRUCTION**



Project Contact/Designer: **JOSH SANDERS**
Project # 18428
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
140 WEST HARVEY ROAD
MESA, ARIZONA 85203
Ph: 480.613.9000 Fax: 480.613.9001
Email: email@hwdnsg.com

All concepts, designs and data indicated on these drawings are the sole property of the Hawkins Design Group Inc., and shall not be used for any other purpose other than originally intended without written permission of the engineer.

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

Project: 19115P

DR2.1

